

### **1. List the provisions of the land use code that allows the proposal.**

The proposed development consists of creating approximately 331 single family lots and 33 middle housing lots on 106.59 acres of mostly undeveloped land in accordance with the applicable provisions of SMC Title 17C, 17D, 17E, 17F, and 17H. The application will be processed through the City's standard procedures established in SMC Title 17G, Chapter 17G.061.

The property is located within the R1 zone, which is a low-intensity residential zone, that allows for a range of housing types built at the general scale and height of detached houses per 17C.111.030 and Table 17C.111.115-1. This includes, detached homes, attached homes and middle housing types. All lots created will be in conformance with the provisions of 17C.111.200, 17C.111.205 and 17C.111.210 as it relates to lot sizes, development standards and density. Approval of a PUD overlay is also being requested to allow relief from some middle-housing lots not having direct street frontage and longer block lengths.

### **2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.**

The proposed development is consistent with the comprehensive plan. The site is designated as Residential Low and allows for a minimum of 4 dwelling units per acre (426 units) and a maximum of 10 dwelling units per acre (1066 units). The proposed density is calculated to be just above the minimum at 4.31 units per acre (459 units) and meets the density standards. Typical single-family lot sizes range from approximately 5,500 sf to 6,900 sf, with the exception of the lots along the east and west boundaries where larger lots will be created to accommodate steeper rear yards. The density and lot sizes are very similar to those found in the adjacent Eagle Ridge community.

The proposed development meets the following goals, objectives and policies of the comprehensive plan:

- LU 1.3 – Lower Intensity Residential Areas. The proposal will provide detached single-family and attached multi-family middle housing types that are considered low intensity residential uses and consistent with the existing nearby neighborhoods.
- LU 1.12 – Public Utilities and Services. As a result of developing this site, adequate stormwater drainage facilities, paved streets, sidewalks, street lighting, circulation, off-street parking, bicycle and pedestrian facilities will be provided. Chapter 5, Capital Facilities and Utilities, ensures that adequate public services are available at the time of occupancy.
- LU 2.1 – Public Realm Features. This policy will be met by providing attractive housing types, open spaces, landscaping, and efficient traffic circulation that are compatible with the surrounding neighborhoods. The development will include city streets and sidewalks.
- LU 3.7 – Maximum and Minimum Lot Sizes. The distribution of various lot sizes and housing types allow for efficient land use to achieve an overall development density above the specified minimum and below the specified maximum.
- LU 4.4 & LU4.5 – Connections & Block Length. These policies will be met by creating a well-connected network of streets and sidewalks that are laid out in a grid pattern to provide for vehicular and pedestrian circulation. The block lengths in the east/west direction are longer than envisioned by the land use plan due to the hilly nature of the development, similar to most developments in this area. Pedestrian pathways can be added mid-block to create shorter routes between blocks.
- LU 5.1 – Built and Natural Environment. The proposed density is near the minimum required within the R1 zone, which would minimize impacts to air and water quality, noise, traffic congestion, and public utilities and services. The proposed development closely matches the character of other developments in the area.
- LU 5.4 - Natural Features and Habitat Protection. Due to relatively steep topography around the site that renders construction of streets and homes impractical, many areas will remain in an

undeveloped or natural state that would preserve natural features and promote wildlife habitat. This policy also encourages clustering of development at higher densities, which allows the minimum density to be achieved. The proposed middle housing building types provides for higher densities within the core of the development.

- LU 5.5 – Compatible Development. Development of this property will be generally consistent with the existing developments in the area as well as satisfying the goal of providing middle housing types that expand the housing choices and affordability that currently exist in the area.
- LU 8.1 – Role of Urban Growth Areas. The property within the city limits is within the Urban Growth Boundary and already has public utilities available to serve the development. Development on urban land is preferred over rural land to minimize urban sprawl.

**3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.**

- The City's planning and economic development services staff will coordinate concurrency review by notifying the facility and service providers of the application to determine the availability of services. No reviews have been completed to-date.

**4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.**

- The majority of the site is suitable for the proposed use as illustrated in the site plan. Due to steep grades, a portion of the site will not be developed with streets and homes and will likely remain in its natural state and utilized by the residents as a private park. The developed portions of the site will be graded in such a manner as to allow for most street grades to be 8% or less. In some instances, the grades may need to be steeper, but no streets are anticipated to exceed 10% grade. According to the geotechnical study that was completed for this project, the subsurface soils are capable of disposing stormwater runoff through infiltration facilities. The proposed development does not violate any zoning regulations. All streets will be dedicated to the City and will be developed to City standards or City-approved deviations.

**5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.**

- The proposed development will not have a significant adverse impact on the environment or neighboring properties. Offsite runoff should be significantly reduced since all post-developed stormwater from impervious surfaces (except the tributary downward sloping rear yard areas at the perimeter of the plat) will be conveyed to drainage facilities where the water will be treated to remove pollutants and then disposed of through subsurface infiltration structures, such as drywells. No critical areas or shorelines will be adversely affected by the development. Through the SEPA review process, it is possible that environmental-related mitigation will be necessary.

**6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:**

**a. public health, safety and welfare.**

It is assumed that the goals and policies of the City's Comprehensive plan will be met in terms of capacity and concurrency. Public services that are necessary for the health, safety and welfare will be provided upon confirmation of the City that adequate capacity meets minimum levels.

**b. open spaces**

The subject site is located within an area of the City that is not currently densely developed. There are vast amounts of public and private open space in the vicinity of the development. LU6.1 and LU6.2 discusses the goals of identifying, in advance of development, sites for parks, open space, wildlife habitat etc. Currently, the subject site does not adversely affect any areas that have been designated as open space in the Comprehensive Plan.

**c. drainage ways**

No significant natural or manmade drainage ways, streams, rivers, wetlands, or lakes exist on the subject site. Therefore, no impacts are anticipated. New stormwater drainage conveyance, treatment, storage and disposal systems will be incorporated into the development to adequately control runoff. These systems will be designed and constructed in accordance with the Spokane Regional Stormwater Manual that ensures best management practices.

**d. streets, roads, alleys and other public ways**

New public streets, designed and constructed in accordance with City standards, will be constructed within the development to serve the future residents and to provide connectivity to other streets adjacent to the development.

**e. transit stops**

No new transit stops are anticipated to be added in the area.

**f. potable water supplies**

The development proposes to utilize potable water from the City's public water system in the area to serve new homes. The City will assess, during the platting process, if the water system demands can be met by the existing facilities.

**g. sanitary wastes**

The development proposes to connect new sanitary sewer main, that will serve the new homes, to the existing sewer system in the area. The City will assess, during the platting process, if the sewer system demands can be met by the existing facilities. New homes in the development will also be served by the City's solid waste collection program.

**h. parks, recreation and playgrounds**

Over 10 acres of open space will be set aside for drainage and recreation. Included in these areas is an area that will be designated as a private park area that can be used by the residents for recreational purposes.

**i. schools and school grounds**

No area has been set aside for schools or school grounds.

**j. sidewalks, pathways and other features that assure safe walking conditions**

Concrete sidewalks will be provided on each side of each street in accordance with City regulations. In addition, pedestrian pathways will be provided near mid-block to allow connectivity to adjacent streets and sidewalks within the development.